

loqui

The Real Estate
Platform
For
Cryptocurrency
Payments



Landlords

10%-15% Fee

Agent Dependability

Tenant Accountability

Tenants

Non-Transparent Process

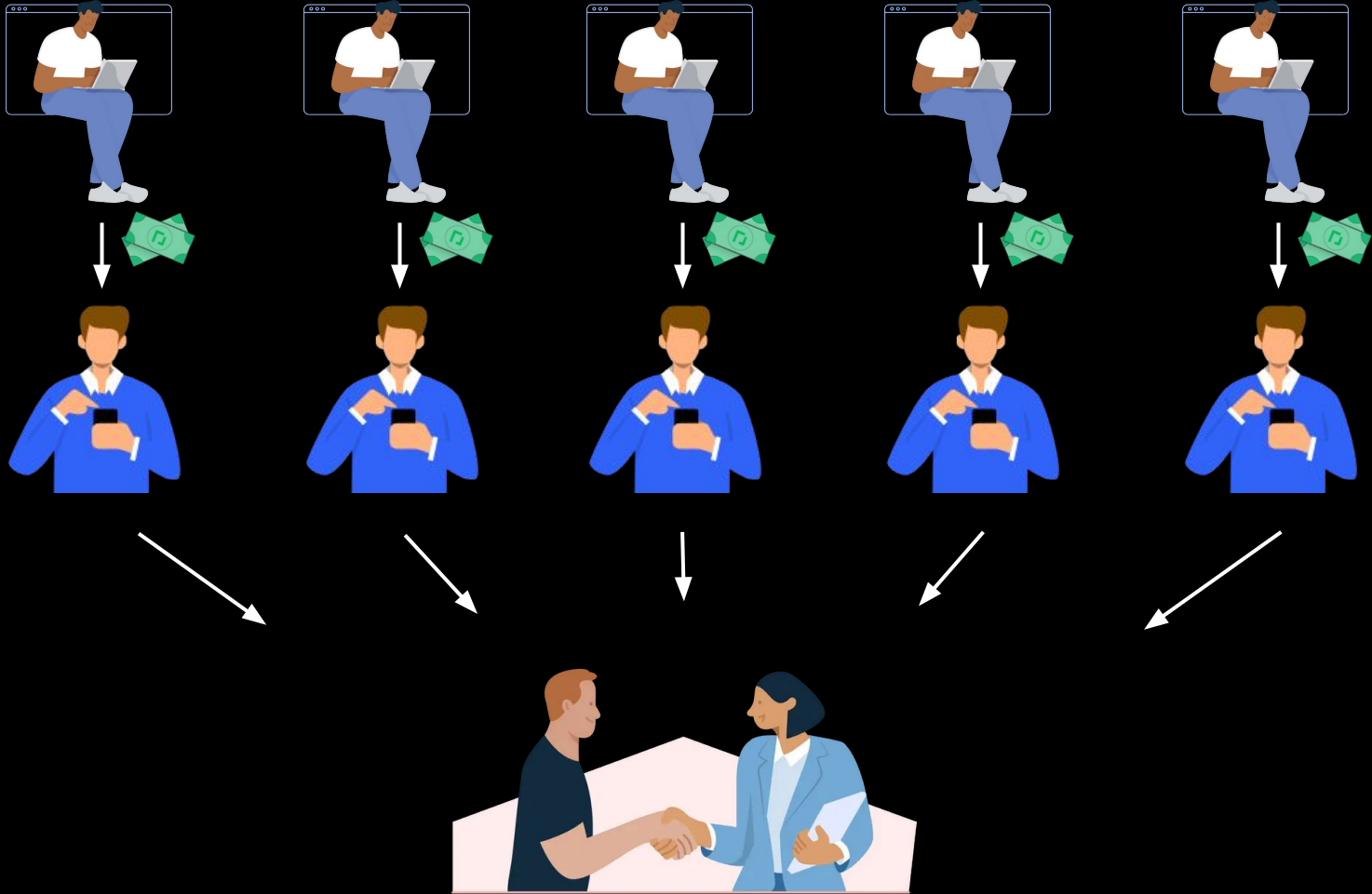
Landlord Relationship

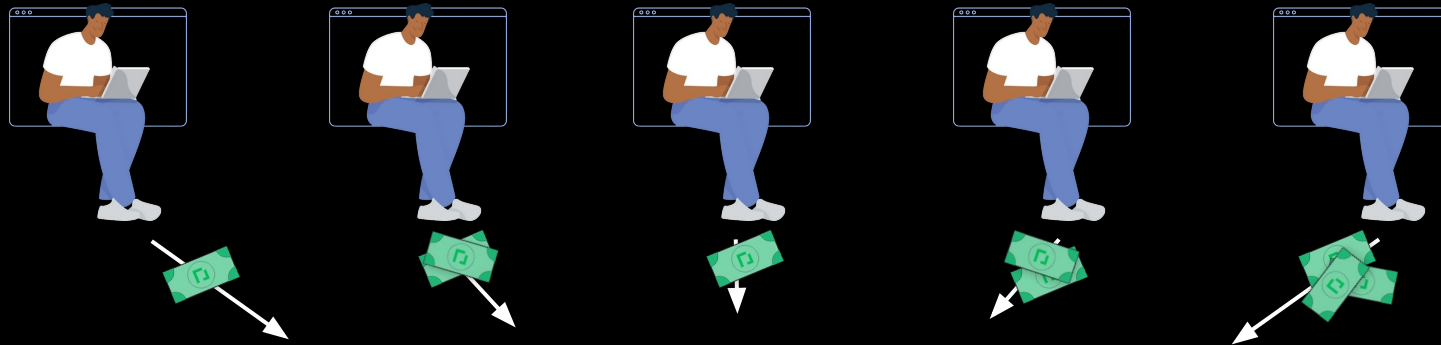
Lack of Responsiveness

Smart Contracts

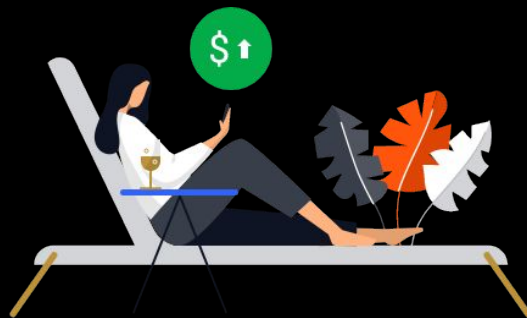
Automated Rental Process

**Trapped Cryptocurrency
Liquidity Has True Real-World
Use Case**





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NEW YORK



AUSTIN



NASHVILLE



MIAMI



72%

Of Rental
Payments Are
Made With
Checks



Collect Rent
Anywhere
In The World

The Future of Renting



High Demand

7+ applicants

Your Offer

Monthly Rent

- \$2,000 +

Highest Offer: \$2,050
Recommended: \$2,075

Security Deposit

- \$3,000 +

Highest Offer: \$3,000
Recommended: \$3,050

Landlord's Price


Monthly Rent

\$2,000

Security Deposit

\$3,000

The Future of Renting



Landlord
4.86 ★

Monthly Rating

Landlord


☆☆☆☆☆

Comments

Tenant

☆☆☆☆☆

Comments



Tenant
4.59 ★

The Future of Renting



Browse Pay Rent More

Connect

Filters

Property Type

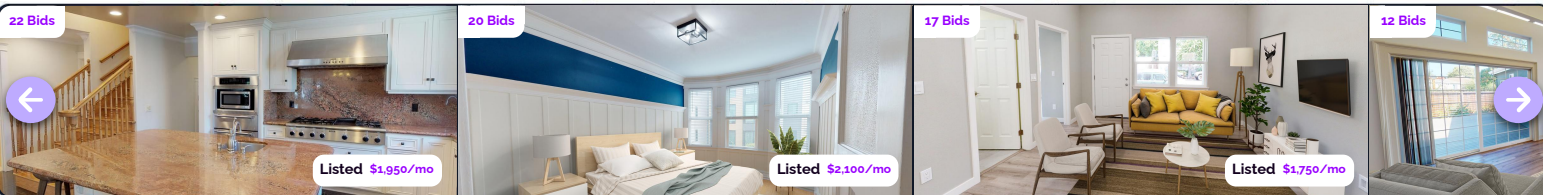
Bedrooms

Bathrooms

Offer

Bids

Popular Listings



Enter an address, neighborhood, city, or ZIP code

Price: Low to High

1,457 Listings



13039 Chets Creek Dr N
Jacksonville, FL 32224

Listing \$1,025

Current Bid \$1,050



155 Silverwood Trl
Columbia, SC 29229

Listing \$1,075

Current Bid \$1,125



4347 N Cherry Creek Ln
Memphis, TN 38141

Listing \$1,125

Current Bid \$1,250



6906 Hazelnut Ln
Baytown, TX 77521

Listing \$1,225

Current Bid \$1,350



6561 Cherry Bark Dr
Memphis, TN 38141

Listing \$1,300

Current Bid \$1,525

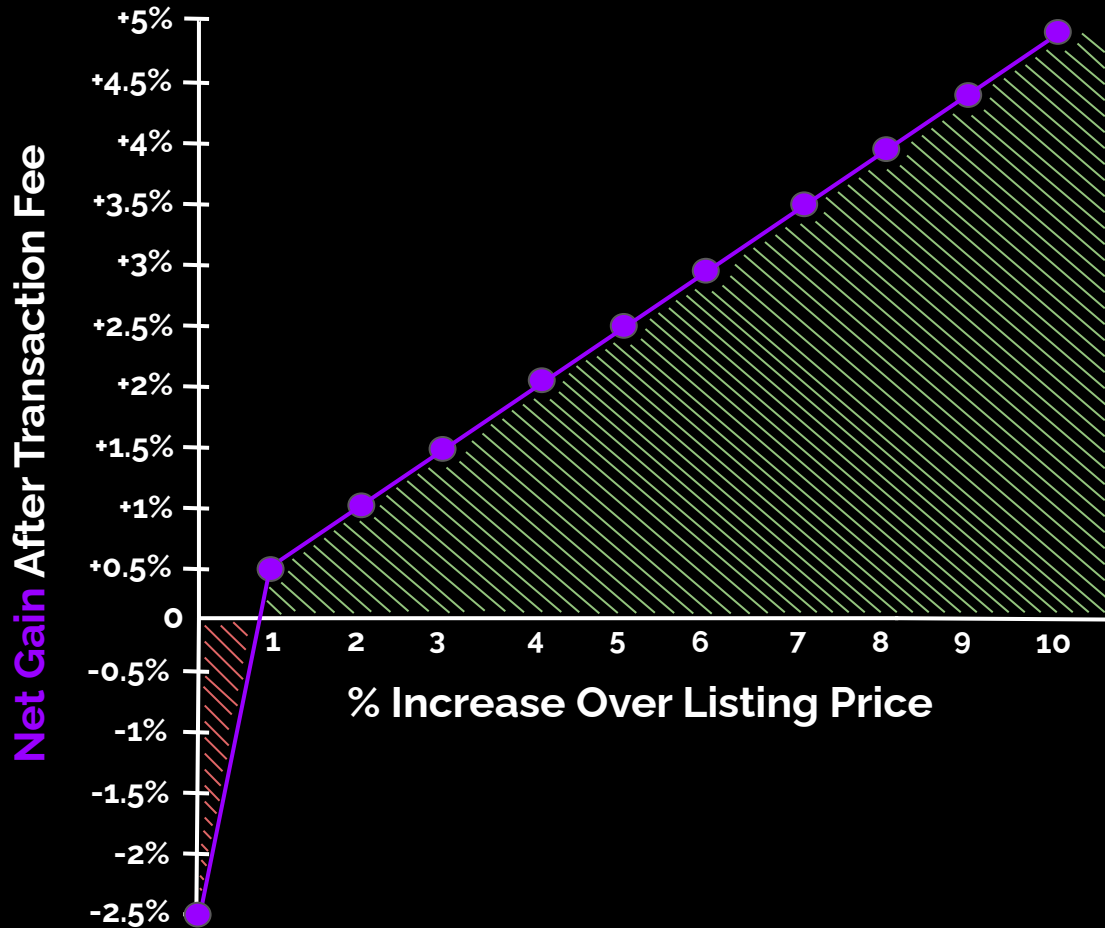
4X

Cheaper

Traditional Fee Structure



Loqul Fee Structure

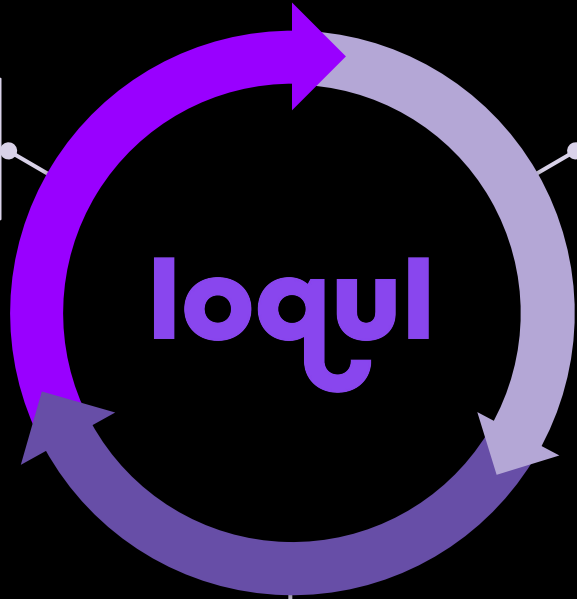


Browse

List / Rent

Rate / Earn
Tokens

Move



Browse

List / Rent

Rate / Earn
Tokens

Move

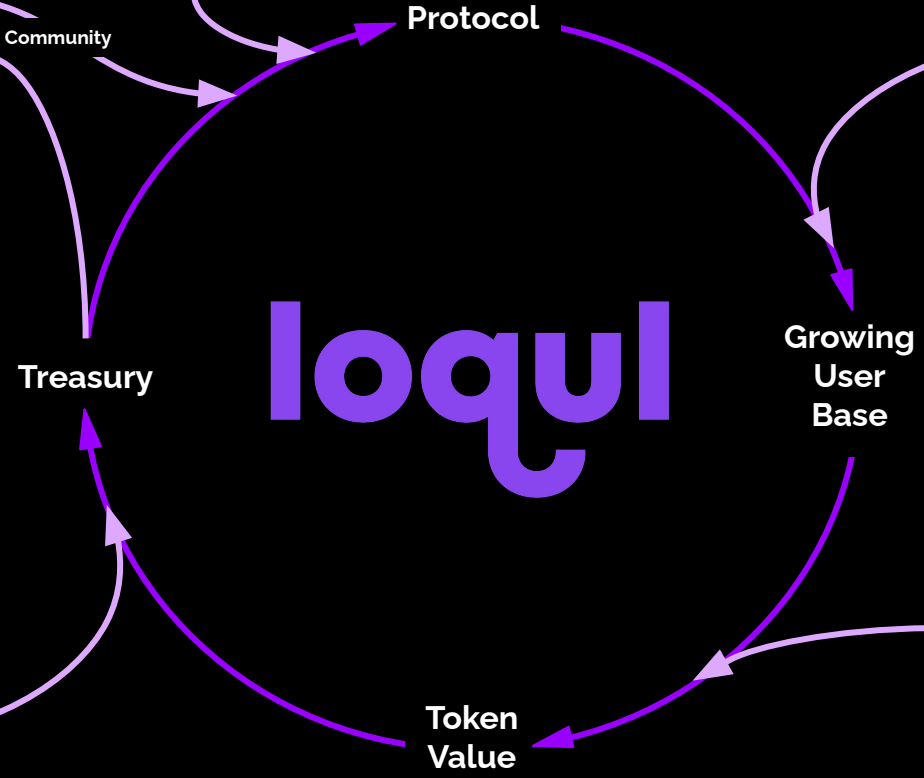
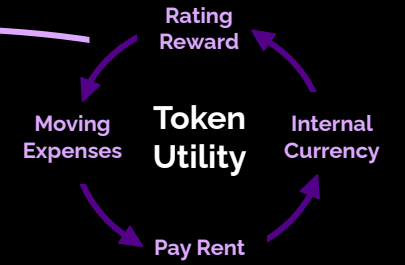
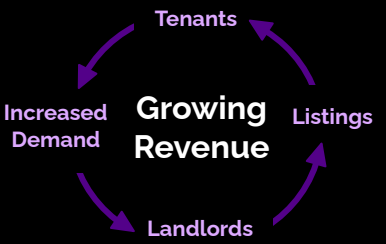
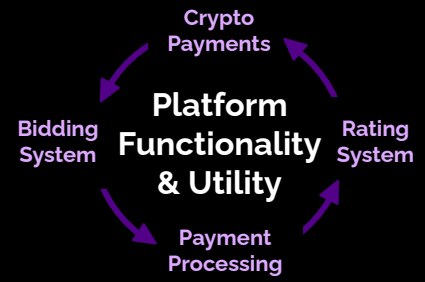
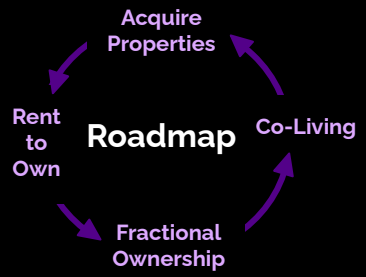
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Roadmap



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Founders & Core Team





Daniel Angel Manzi
Co-Founder &
Chief Executive Officer
Harvard Business CORE '20
BBA in Real Estate '21

Prior Experience:

JP Morgan
ONE Sotheby's Int'l
KPMG



Marcial Barros
Co-Founder &
Chief Blockchain Officer
BS in Mathematics
& Computer Science '21

Prior Experience:

Head of Client Relations
at Molog



Hans Rueckschnat
Co-Founder &
Chief Technology Officer
BBA in Business Analytics '20
BS in Mathematics -
Computational '23

Research Experience:

wiSource - Researcher
University of Central Florida
Florida International University



Sergio Reyes
Chief Operating Officer
BBA Business Analytics '22
MBA '22

Prior Experience:

JP Morgan
Berkeley Research Group
FIU Students Board of
Advisors

Partners



The Future of **Living**

**“No Matter Where
Our Tenants Go,
They’ll Always
be a **Local**”**

Daniel Manzi

Co-Founder & CEO

(786) 239-8299

danielangelmanzi@gmail.com

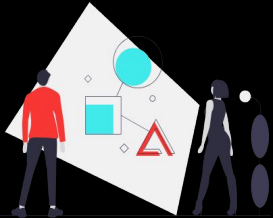


Appendix Slides

Customer Journey

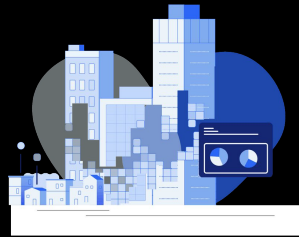
Identity

Customer Creates a decentralized Identity with the necessary documentation.



Onboarding

Loqu processes the person's background check and issues a credential.



Browse

Customers can browse for properties on our marketplace and place bids and offers.



Contract

Landlord accept offer and onboard tenant by accepting the deposit, Smart contract sends NFT rental agreement.



Payments

Tenants can go and make payments on the site by purchasing the rest of the NFTs.

Value Proposition (\$LOQL)

Rating System

Landlords and Tenants can **rate each other** every month **1-5 ☆**



Real Estate Funds

Real Estate Developers apply to our Treasury

We fund the development of **Loqul Properties**

+

We acquire properties for **Loqul REIT**

\$LOQL = % of Revenue

Internal Currency

~ C2C Marketplace

~ Offer Services

~ Pay Rent

~ Community Leaders

~ Discounts at Local Stores/Restaurants for using token to pay

Built on Cardano

Hydra

Feeless Transactions

High-Speed
Transactions

Off-Chain Computation

On-Chain Validation

Layer 1 **Independence**

Resilience

Rollback **Resistance**

Deterministic Transactions

Secured Native Assets

Functional Programming

Plutus

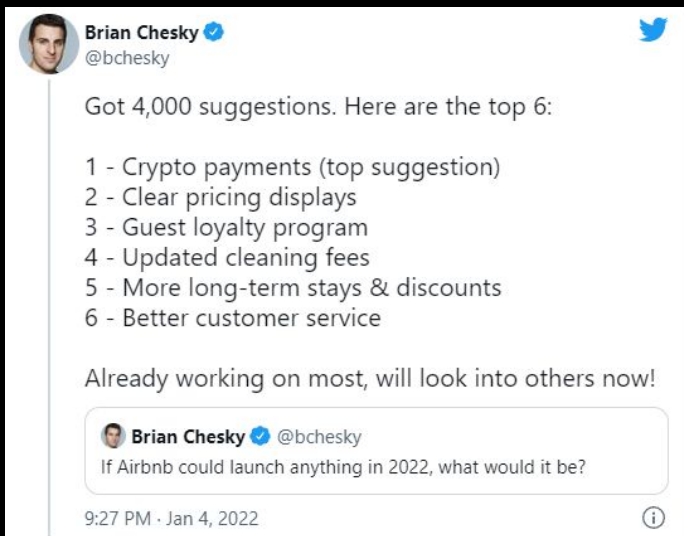
Safest Smart Contract Script

More **Efficient** Than Solidity

Reduced Failed Transactions

Minimizes **Bugs**

Market Validation / Why Now?



94%
of Crypto buyers are Gen Z/Millennials

76.45% : Millennials ('81-'96) [26-41]

17.40% : Gen-Z ('97-'12) [18-25]

1

56%
of Gen Z & **54%** of Millennials

say they are including cryptocurrency, or NFTs, as part of their retirement strategy.

2

90,215
homes purchased by investors in Q3 2021

+10.1% from Q2 2021

+80.2% from a Q3 2020

2nd Largest Increase in History

3

72%
of renters are under 44 years old

49% of renters are under 30 years old

23% of renters are between 30 & 44 years old

4

1: <https://www.stilt.com/blog/2021/03/vast-majority-crypto-buyers-millennials-gen-z>

2: <https://money.com/gen-z-millennials-invest-crypto-retirement/#:~:text=In%20a%202021%20study%20by%20the%20research%20company%20Ennio%20Insights>

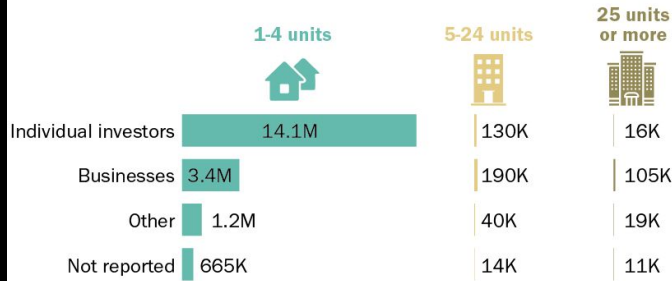
3: <https://www.redfin.com/news/investor-home-purchases-q3-2021/>

4: <https://www.statista.com/statistics/743445/share-of-residents-who-are-renting-usa-by-age/>

5: <https://www.thestreet.com/investing/airbnb-could-offer-crypto-payments-soon>

Most landlords are individuals who own just a few units

U.S. landlords by number of units owned, 2018



Note: "Other" includes nonprofits, cooperatives, trusteeships and other ownership forms.

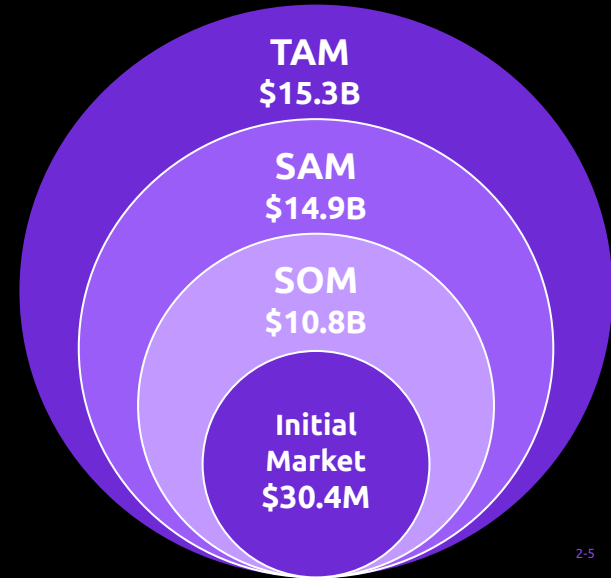
Source: Census Bureau, "Rental Housing Finance Survey," 2018; Pew Research Center analysis.

PEW RESEARCH CENTER

97% of U.S. Landlords own 1-4 Units
73% of those Landlords are Individual Investors (our Target Market)

In 2019, **21,967 units** were listed for rent in our targeted Initial Market of **ORL, MIA, TPA** by **Individual Investors**; making up **0.28% of SOM**

Projected Revenues



2-5

1: <https://www.pewresearch.org/fact-tank/2021/08/02/as-national-eviction-ban-expires-a-look-at-who-rents-and-who-owns-in-the-u-s/>
 2: <https://ipropertymanagement.com/research/average-rent-by-year>
 3: <https://www.mashvisor.com/invest/miami-real-estate-market-report/>
 4: <https://www.mashvisor.com/invest/orlando-real-estate-market-report/>
 5: <https://www.mashvisor.com/invest/tampa-real-estate-market-report/>
 6: https://docs.google.com/spreadsheets/d/1HETL3uallV9H3SDSO9wnkwBF2Y_khKRDIh5DL30EY/edit?usp=sharing